

Attachment C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-138-D-83-5

May 29, 2019

Maryvale Village Planning Committee	May 8, 2019
Meeting Date:	
Planning Commission Hearing Date:	June 6, 2019
Request From:	PUD PCD (125.30 Acres)
Request To:	PUD PCD (125.30 Acres)
Proposed Use:	Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow a mix of uses including commercial, commerce park, and multifamily residential
Location:	Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment
Owner/Applicant:	John F. Long Family Revocable Living Trust c/o Tim Wright
Representative:	Stephen Anderson, Esq., Gammage and Burnham, PLC
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to provide clarification regarding loading dock and canal standards within the proposed Development Narrative.

The loading dock standards were contradictory in the Development Narrative, resulting in staff requesting removal of the contradictory sentences. In addition, the applicant intended for the canal bank standards in the narrative to replace those listed in 507 Tab A of the City of Phoenix Zoning Ordinance. Therefore, staff is requesting removal of the section that references those standards.

The Maryvale Village Planning Committee did not have a quorum at the May 8, 2019 Village Planning Committee meeting and therefore did not make a recommendation.

Staff is supportive of the request subject to the following stipulations:

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 15, 2019, as modified by the following stipulations:
 - a. Update legal description in Appendix A to reflect boundary of current case.
 - b. Update all applicable exhibits throughout the narrative to address changes made since prior approval, including, but not limited to setbacks and street connections.
 - c. Pages 40-41, Loading Standards: Remove verbiage restricting construction of loading docks within 150 feet of a residential district or use for both manufacturing and wholesale uses.
 - d. Page 45, Canal Bank Landscaping: Update section to read "Canal Bank Standards."
 - E. PAGE 40, OMIT THE LAST SENTENCE THAT READS, "LOADING AREAS/DOCKS SHALL NOT BE CONSTRUCTED WITHIN 150 FEET OF AN EXISTING RESIDENTIAL DISTRICT OR USE."
 - F. PAGE 41, OMIT THE SECOND TO LAST BULLET THAT READS, "LOADING AREAS/DOCKS SHALL NOT BE CONSTRUCTED WITHIN 150 FEET OF AN EXISTING RESIDENTIAL DISTRICT OR USE."
 - G. PAGE 47, OMIT THE LAST SENTENCE IN THE FIRST PARAGRAPH THAT READS, "WHAT IS NOT ADDRESSED HERE WILL DEFAULT TO 507 TAB A."
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.

PCD Stipulations

6. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
7. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Planning and Development Department.